

Bulk sample results

3 - 3 negative

Air Sampling results

5 - 4

1 Trace

Other ENV-Sampling

**Cushman &
Wakefield, Inc.**

Fax

To: R. Radhakrishnan	From: Cushman & Wakefield
Fax: 1718 - 595 - 3744	Pages: 17
Phone:	Date: 2/26/02
Re:	CC: Biran McCann, Frank Meagher

☐ **Urgent**
 ☐ **For Review**
 ☐ **Please Comment**
 ☐ **Please Reply**
 ☐ **Please Recycle**

• **Comments:**

As per request we are faxing the copies of invironmental hazard assessments results of the September 11 th.

4



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Corona, New York
11368-5107

**Joel A. Miele Sr., P.E.
Commissioner**

**Robert C. Avaltroni
Deputy Commissioner**

**Bureau of
Environmental Compliance**
Tel (718) 595-4418
Fax (718) 595-4422

February 16, 2002

Building Owner Name: CUSHMAN & WAKEFIELD

Address: 55 EXCHANGE PL.

NEW YORK, NY 10000

Subject: 23 WALL STREET.

Dear Sir/ Madam:

In September 2001, the New York City Department and Environmental Protection (NYC DEP) and the Department of Health (NYC DOH) advised building owners regarding building maintenance and re-occupancy issues following the collapse of the World Trade Center. The steps included the professional assessment of building contamination for possible hazardous components, including asbestos, and a retrospective filing, as required, if applicable.

The NYC DEP is hereby requesting copies of the environmental hazard assessments including bulk sample results and air monitoring results and a summary of clean-up activities at the above referenced site. Please forward the requested documents to our offices within FIVE BUSINESS DAYS. They may be faxed to (718) 595-3744 or sent to the NYC DEP Asbestos Control Program at 59-17 Junction Boulevard, 8th floor, Corona, New York 11373-5108.

Please be advised building owners are responsible for the cleaning of building exteriors, grounds, and common areas. Due to changing conditions and continued activity at Ground Zero, building owners should periodically assess the condition of building exteriors and air conditioning systems for cleanliness and may have to periodically re-clean areas. Adherence to proper cleaning methods is important for the protection of public health and the environment. DEP inspectors will be following up on this matter.

If you have any questions, you may reach the Department at (718) 595-3682 during office hours or the 24-hour Help Center at (718) DEP-HELP. DEP staff is available to provide guidance and technical assistance.

Sincerely,

R. Radhakrishnan, P.E.

Director

Asbestos Control Program





The City of New York
Department of
Environmental
Protection

59-17 Junction Boulevard
 Corona, New York
 11368-5107

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February 16, 2002

Building Owner Name: CUSHMAN & WAKEFIELD

Address: 55 EXCHANGE PL.

NEW YORK, NY 10260

Subject: 55 EXCHANGE PL.

Dear Sir/ Madam:

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Sincerely,

R. Radhakrishnan, P.E.

Director

Asbestos Control Program




ambient group inc.

Indoor environmental quality surveys
 Water treatment consulting
 Asbestos & lead field services
 Regulatory compliance programs
 Air, water & soil analytical laboratories

NATIONAL HEADQUARTERS

35 WEST 39TH STREET
 12TH FLOOR
 NEW YORK, NEW YORK 10018
 TEL: (212) 463-7811
 FAX: (212) 463-9397
 WEB: WWW.AMBIENTGROUP.COM

October 3, 2001

Mr. Brian McCann
 Cushman & Wakefield a/a/f
 J.P. Morgan / Chase Manhattan Bank
 One Chase Manhattan Plaza
 New York, New York 10081

**Re: 15 Broad Street
 Ambient Project #211352**

Dear Mr. McCann:

The following is a summary of the indoor environmental quality survey that Ambient Group, Inc. performed on September 16th, 2001 at the above referenced location. The survey included sampling for potable water, airborne and settled dust characterization, as well as asbestos absence/presence in settled dust.

Three (3) settled dust characterization samples were collected from various locations on floors 24, 12 and 2. The samples were composed primarily of cellulose, carbon particles, fiber glass and gravel road dust. No asbestos was detected in any of the samples collected. Many of these elements identified in the samples are commonly found in an indoor environment and should not pose any adverse health concerns to the building occupants.

Five (5) air samples were collected from various locations on the 24th, 12th, 2nd, 1st and ground floors and analyzed for dust characterization. The samples were composed primarily of carbon particles, skin flakes, gravel road dust, and fungal spores. Many of these elements identified are commonly found in the indoor air and should not pose any adverse health concerns. A trace amount of asbestos was detected in the sample collected in the property management offices, the level found is well below any regulatory limits or guidelines.

It should be noted that skin fragments, which were also identified in the samples, consist primarily of dead epithelial cells which are constantly shed by humans and are present as a result of the building occupants. Likewise, decayed organic matter typically includes decaying plant material and food particles, and it is not uncommon to find these materials in samples collected from within commercial office buildings.

In addition to the settled dust samples, testing for carbon dioxide, carbon monoxide, volatile organic compounds and airborne particulates was also performed. Airborne levels for each of these parameters were within published guidelines/regulations.

Analysis of the two (2) water samples, collected from the locations noted below, indicated that all measured parameters were within acceptable levels as defined by the Safe Drinking Water Act.

GLEN COVE, NY
 516 609-0009

MIAMI, FL
 105 860-0101

CHICAGO, IL
 312 527-5526

ORANGE, CA
 714 282-2525

01:44pm 2002-09-28

1 212 238 4864

FROM-BUILDING MANAGEMENT

October 3, 2001

Mr. Brian McCann

Cushman & Wakefield a/a/f

J.P. Morgan / Chase Manhattan Bank

Page Two

- 2nd Floor: Men's Room, Handicapped Sink
- 24th Floor: Men's Room Sink

Attached please find copies of the laboratory reports for further details. Should you have any questions regarding this information, please feel free to call me.

Sincerely,

Signed for Ambient Group, Inc. by:

for John Springston 
John P. Springston, CIH, CSP
Director of Field Operations

AIRBORNE DUST CHARACTERIZATION (ZEFON)

Ambient Group, Inc.
Particulate Analysis
On Air-O-Cell (Zefon) Cassette

PROJECT ID: 211352
CLIENT: JP MORGANCHASE
LOCATION: 15 BROAD STREET

FIELD ID LAB ID	DATE COLLECTED	DATE ANALYZED	FLOW RATE	SAMPLE TIME	VOLUME	SAMPLE DESCRIPTION	CONSTITUENTS	TOTAL CT	CONCENTRATION C/m ³
211352-01A E20474	9/16/01 2:30 PM	9/16/01	15	5	0.013281	24TH FLOOR: MIDDLE WEST SIDE	FUNGAL SPORES SKIN FRAGMENTS CARBON PARTICLES CELLULOSE CEMENT DUST GRAVEL ROAD DUST FIBER GLASS	21 63 49 11 41 36 41	1,581 4,744 3,689 828 3,087 2,711 3,087
211352-02A E20475	9/16/01 3:14 PM	9/16/01	15	5	0.013281	12TH FLOOR: MIDDLE WEST SIDE	FUNGAL SPORES SKIN FRAGMENTS CARBON PARTICLES CELLULOSE GRAVEL ROAD DUST FIBER GLASS	6 29 46 3 21 6	452 2,184 3,464 226 1,581 452

Analyst:

Tarek Fata

ND = None Detected, NA = Not analyzed. All results disclosed in this report relate only to the items tested. Identification is largely based on the visible characteristics as Presumptive culturing is required for confirmation. No reproduction of all or any portion of this report shall occur without written approval of Ambient Ambient Group will retain the samples listed in this report for five (5) days, after which time they may be disposed of in accordance with applicable regulations.

Ambient Group, Inc.
Particulate Analysis
On Air-O-Cell (Zefon) Cassette

PROJECT ID: 211352
CLIENT: JP MORGANCHASE
LOCATION: 15 BROAD STREET

FIELD ID LAB ID	DATE COLLECTED	DATE ANALYZED	FLOW RATE	SAMPLE TIME	VOLUME	SAMPLE DESCRIPTION	CONSTITUENTS	TOTAL CT	CONCENTRATION C/m ³
211352-03A E20476	9/16/01 3:46 PM	9/16/01	15	5	0.013281	2ND FLOOR: INSIDE ROOM 318	FUNGAL SPORES SKIN FRAGMENTS CARBON PARTICLES GRAVEL ROAD DUST FIBER GLASS	12 31 18 31 9	904 2,334 1,355 2,334 678
211352-04A E20477	9/16/01 4:50 PM	9/16/01	15	5	0.013281	1ST FLOOR: CONFERENCE CONCIERGE'S DESK	FUNGAL SPORES SKIN FRAGMENTS CARBON PARTICLES CELLULOSE GRAVEL ROAD DUST FIBER GLASS	20 41 18 6 31 18	1,506 3,087 1,355 452 2,334 1,355

Analyst:

Tarek Fala

Tarek Fala

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Ambient Group, Inc.
 Particulate Analysis
 On Air-O-Cell (Zefon) Cassette

PROJECT ID: 211352
 CLIENT: JP MORGAN/CHASE
 LOCATION: 15 BROAD STREET

FIELD ID LAB ID	DATE COLLECTED	DATE ANALYZED	FLOW RATE	SAMPLE TIME	VOLUME	SAMPLE DESCRIPTION	CONSTITUENTS	TOTAL CT	CONCENTRATION C/m ³
211352-05A E20478	9/16/01 5:09 PM	9/18/01	15	5	0.013281	GROUND FLOOR: PROPERTY MANAGEMENT OFFICE	FUNGAL SPORES SKIN FRAGMENTS CARBON PARTICLES CELLULOSE GRAVEL ROAD DUST FIBER GLASS CHRYSOITILE	14 281 186 16 49 6 1	1,054 21,158 14,005 1,205 3,689 452 75

Tarek Fata

Analyst:

Tarek Fata

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SETTLED DUST CHARACTERIZATION RESULTS

AMBIENT GROUP, INC.
10 MORGAN AVENUE
GLEN COVE, NY 11542

DUST CHARACTERIZATION LABORATORY DATA REPORT

PROJECT ID: 211352
CLIENT: JP MORGAN/CHASE
LOCATION: 16 BROAD STREET
TECHNICIAN: JACK SPRINGSTON

DATE COLLECTED: 9/18/01
DATE RECEIVED: 9/18/01
DATE ANALYZED: 9/18/01

FIELD ID LABORATORY ID	DESCRIPTION	SAMPLE CONSTITUENTS	PERCENT OF SAMPLE **
211352-01T DB1786	24TH FLOOR: MIDDLE WEST SIDE, DUST ON WINDOW SILL	CELLULOSE FIBER GLASS GRAVEL ROAD DUST CARBON PARTICLES DECAYED ORGANIC MATTER TOTAL	20.0% 30.0% 20.0% 20.0% 10.0% 100.0%
211352-02T DB1787	12TH FLOOR: MIDDLE WEST SIDE, DUST ON WINDOW SILL	CELLULOSE FIBER GLASS CEMENT DUST GRAVEL ROAD DUST CARBON PARTICLES TOTAL	30.0% 20.0% 10.0% 20.0% 20.0% 100.0%
211352-03T DB1788	2ND FLOOR: DUST BY WINDOW LATCH IN ROOM 213	FIBER GLASS CARBON PARTICLES DECAYED ORGANIC MATTER POLLEN TOTAL	40.0% 40.0% 10.0% 10.0% 100.0%

Signed for Ambient Group Inc. by,

Tarek Fata

TAREK FATA

ND = None Detected, NA = Not Analyzed, There are two (2) types of dust sample submitted for analysis: Settled = Samples submitted on tape/bulk, Airborne = Samples submitted in Air-G-Cell Cassettes. All results disclosed in this report relate only to the items tested. No reproduction of all or any portion of this report shall occur without written approval of Ambient Group Inc. Unless otherwise directed by the Client, Ambient Group Inc. will retain the samples listed in this report for five (5) days, after which time they may be disposed of in accordance with applicable regulations.

GASEOUS AIR QUALITY DATA

Ambient Group, Inc.
55 West 39th Street, 12th Floor
New York, New York 10018

Client: JP Morgan Chase
Two Chase Manhattan Plaza
New York, New York 10081

Project ID#: 211396
Project Address: 15 Broad Street
Survey Date: 9/16/01

Floor/Location	CO2 PPM	CO PPM	VOCs mg/m3	Particulates mg/m3	PM 2.5
24th Floor/West Side of the Floor	306	1.6	0.74	0.004	0.010
12th Floor/West Side of the Floor	336	1.3	0.18	0.001	0.001
2nd Floor/South Side of the Floor	311	1.3	2.12	0.003	0.009
2nd Floor/Outside Room 214	349	1.5	1.03	0.004	0.015
2nd Floor/Outside Room 209	380	1.6	0.29	0.004	0.014
Mezzanine/Outside Room M08	356	1.9	0.27	0.003	0.007
Hallway Outside Room M01	351	1.8	0.23	0.002	0.005
Conference Concierge's Desk	437	1.6	0.43	0.002	0.005
Property Management Offices	343	1.8	0.55	0.001	0.003

All levels reported are below their associated standards and guidelines.

Standard/Guideline
OSHA PEL for carbon dioxide - 5000 PPM
OSHA PEL for carbon monoxide - 50 PPM
Lower Baseline Level for VOCs - 5mg/m³
OSHA PEL for airborne particulates - 5mg/m³

WATER QUALITY RESULTS

General Explanation of Results:

The majority of these results are reported in mg/L (ppm) and are self-explanatory. Specific conductance refers to the amount of ions present in the water and corrosivity index measures the corrosive tendency of the water. Where no values are listed under the Safe Drinking Water Act Standards, no standards are currently in place.

Ambient Group, Inc. Water Analysis Report

ELAP# 10865

Client: CHASE
Building Address: 15 BROAD STREET
Sample Location: 2ND FLOOR: MEN'S ROOM
 HANDICAPPED SINK

Date Sampled: 9/16/01
Date Submitted: 9/17/01
Date Reported: 9/18/01

Sampled By: JACK SPRINGSTON

Project ID: 211352-02

Lab ID: 38374

Parameter	Over Limit (*)	Sample	Units	Safe Drinking Water Act Standards	Standard Type
Cadmium		<0.006	mg/L	0.01	MCL
Calcium		6.62	mg/L		
Chromium		<0.003	mg/L	0.05	MCL
Copper		0.204	mg/L	1.3 / 1.0	AL / RCL
Iron		<0.203	mg/L	0.3	RCL
Lead		<0.001	mg/L	0.015	AL
Magnesium		1.65	mg/L		
Manganese		0.007	mg/L	0.05	RCL
Nickel		<0.005	mg/L		
Sodium		8.54	mg/L		
Zinc		0.503	mg/L	5	RCL
Fluoride		0.87	mg/L	4	MCL
Chloride		13.14	mg/L	250	RCL
Nitrite		<0.01	mg/L	1	MCL
Nitrate		0.28	mg/L	10	MCL
Phosphate		0.35	mg/L		
Sulfate		5.88	mg/L	250	RCL
pH - Field		7.04	Units	6.5-8.5	RCL
Specific Conductance		102.90	uS/cm		
Coliform Bacteria		Absence	P / A	Absence	MCL
E. Coli Bacteria		Absence	P / A	Absence	MCL

Codes: MCL (Maximum Contaminant Level), RCL (Recommended Contaminant Level),
 AL (EPA Action Level), mg/L (milligrams/liter = ppm), * indicates analyte exceeds
 EPA/SDWA proposed maximum contamination level, uS/cm (microsiemens),
 P / A (Presence / Absence)

Signature:



Michael Borello, M.S.
 Laboratory Manager

Ambient Group, Inc. Water Analysis Report

ELAP# 10865

Client: CHASE
Building Address: 15 BROAD STREET
Sample Location: 24TH FLOOR: MEN'S ROOM SINK

Date Sampled: 9/16/01
Date Submitted: 9/17/01
Date Reported: 9/18/01

Sampled By: JACK SPRINGSTON**Project ID:** 211352-01**Lab ID:** 38373

Parameter	Over Limit (*)	Sample	Units	Safe Drinking Water Act Standards	Standard Type
Cadmium		<0.006	mg/L	0.01	MCL
Calcium		6.64	mg/L		
Chromium		<0.003	mg/L	0.05	MCL
Copper		0.222	mg/L	1.3 / 1.0	AL / RCL
Iron		<0.203	mg/L	0.3	RCL
Lead		<0.001	mg/L	0.015	AL
Magnesium		1.60	mg/L		
Manganese		0.008	mg/L	0.05	RCL
Nickel		<0.005	mg/L		
Sodium		8.27	mg/L		
Zinc		0.364	mg/L	5	RCL
Fluoride		0.93	mg/L	4	MCL
Chloride		13.02	mg/L	250	RCL
Nitrite		<0.01	mg/L	1	MCL
Nitrate		0.33	mg/L	10	MCL
Phosphate		0.37	mg/L		
Sulfate		6.1	mg/L	250	RCL
pH - Field		7.01	Units	6.5-8.5	RCL
Specific Conductance		97.50	uS/cm		
Coliform Bacteria		Absence	P / A	Absence	MCL
E. Coli Bacteria		Absence	P / A	Absence	MCL

Codes: MCL (Maximum Contaminant Level), RCL (Recommended Contaminant Level),
 AL (EPA Action Level), mg/L (milligrams/liter = ppm), * indicates analyte exceeds
 EPA/SDWA proposed maximum contamination level, uS/cm (microsiemens),
 P / A (Presence / Absence)

Signature:



Michael Borello, M.S.
 Laboratory Manager